| 119.0 | 0002 | 0025.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 977,600 / 977,600 |
| | | | | | USE VALUE: | 977,600 / 977,600 |
| | | | | | ASSESSED: | 977,600 / 977,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 43 | | LORRAINE TERR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BROSNAN DANIEL A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 43 LORRAINE TERRACE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 6,878 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 3240 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6878.000 | 539,200 | | 438,400 | 977,600 |
| Total Card | 0.158 | 539,200 | | 438,400 | 977,600 |
| Total Parcel | 0.158 | 539,200 | | 438,400 | 977,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.73 | /Parcel: 301.7

**Legal Description**

**User Acct** 77053

**GIS Ref**

**GIS Ref**

**Insp Date** 09/04/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 119.0-0002-0025.0

!9261!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 539,200 | 0 | 6,878. | 438,400 | 977,600 | 977,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 398,300 | 0 | 6,878. | 444,700 | 843,000 | 843,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 398,300 | 0 | 6,878. | 332,000 | 730,300 | 730,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 398,300 | 0 | 6,878. | 300,600 | 698,900 | 698,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 398,300 | 0 | 6,878. | 288,100 | 686,400 | 686,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 386,000 | 0 | 6,878. | 244,300 | 630,300 | 630,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 386,000 | 0 | 6,878. | 231,700 | 617,700 | 617,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 386,000 | 0 | 6,878. | 220,500 | 606,500 | 606,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:45:42 |

**LAST REV**

| Date | Time |
|---|---|
| 10/22/18 | 15:46:01 |
| danam | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 9261

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BROSNAN THOMAS | 26023-569 | | 2/2/1996 | | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 77053 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/24/2015 | 726 | Redo Kit | 20,000 | | | | | Kitchen remodel. |
| 4/2/2013 | 445 | Solar Pa | 25,700 | C | | | | |
| 7/28/2003 | 640 | Addition | 150,000 | C | | G6 | GR FY06 | 17X17 RR ADD & ADD |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/4/2018 | MEAS&NOTICE | CC | Chris C |
| 6/12/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/13/2009 | Measured | 372 | PATRIOT |
| 7/19/2005 | Permit Visit | BR | B Rossignol |
| 3/25/2000 | Missed Appt. | 276 | PATRIOT |
| 2/14/2000 | Measured | 268 | PATRIOT |
| 1/1/1982 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6878 | | Sq. Ft. | Site | | 0 | 70. | 0.91 | 5 | | | | | | | | | 438,437 | | | | | | 438,400 | |

Total AC/HA: 0.15790 | Total SF/SM: 6878 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,437 | Spl Credit | Total: 438,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 0.97407401 |
| Const Adj.: | 0.99742496 |
| Adj $ / SQ: | 121.446 |
| Other Features: | 99750 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 662403 |
| Depreciation: | 123207 |
| Depreciated Total: | 539196 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2003 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | |
| Totals | | | |
| 1 | 5 | 3 | |

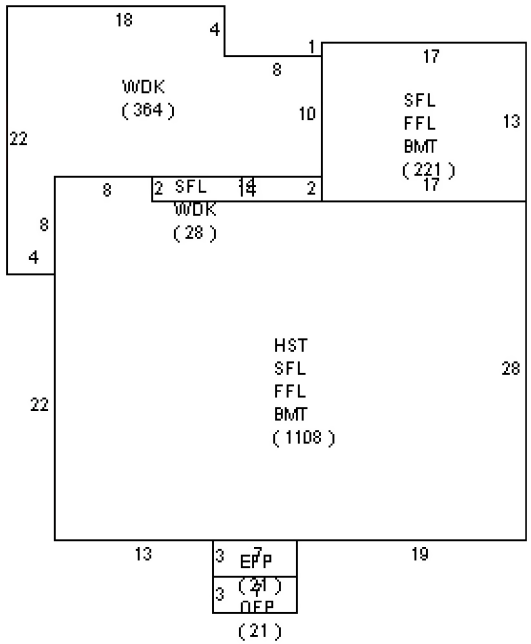
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 146.95 |
| Special Features: | 0 | Val/Su Net: | 107.78 |
| Final Total: | 539200 | Val/Su SzAd | 166.42 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,357 | 121.450 | 164,802 |
| BMT | Basement | 1,329 | 36.430 | 48,420 |
| FFL | First Floor | 1,329 | 121.450 | 161,401 |
| HST | Half Story | 554 | 121.450 | 67,281 |
| WDK | Deck | 392 | 8.530 | 3,343 |
| EFP | Enclos Porch | 21 | 72.410 | 1,521 |
| OFP | Open Porch | 21 | 43.890 | 922 |
| | Net Sketched Area: | 5,003 | Total: | 447,690 |
| Size Ad | 3240 | Gross Are | 5557 | FinArea 3240 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

119.0-0002-0025.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|